

Exhibit D

IV. MARKETING STRATEGY

As-is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood.
Check those repairs you recommend that we perform for most successful marketing of the property.

\$	\$	\$
\$	\$	\$
\$	\$	\$
\$	\$	\$
\$	\$	\$

GRAND TOTAL FOR ALL REPAIRS \$ 0

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
Address	111 ALTER AVE STATEN ISLAND NY 10304	26 LIBERTY AVE STATEN ISLAND NY 10304	21 GARRETSON AVE STATEN ISLAND NY 10304	426 DONGAN HILLS AVE STATEN ISLAND NY 10305
Proximity to Subject		0.22 REO/Corp	0.18 REO/Corp	0.82 REO/Corp
List Price	\$ 599,000	\$ 599,900	\$ 599,900	\$ 599,000
Price/Gross Living Area	\$ Sq.Ft.	\$ 285.6 Sq.Ft.	\$ 280.3 Sq.Ft.	\$ 244.4 Sq.Ft.
Data and/or Verification Sources		MLS	MLS	MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	Adjustment	DESCRIPTION
Sales or Financing Concessions		0	E	0
Days on Market		48	E	258
Location	Suburban	Suburban	E	Suburban
Leasehold/Fee Simple	Fee Simple	Fee Simple	E	Fee Simple
Site	.11	.25	E	.16
View	Typ	Typ	E	Typ
Design and Appeal	Duplex Colonial	Duplex Colonial	E	Duplex Colonial
Quality of Construction	Good	Good	E	Good
Age	89	79	E	109
Condition	Good	Good	E	Good
Above Grade Room Count	Total 12 Bed 6 Bath 2	Total 9 Bed 4 Bath 3	E	Total 10 Bed 5 Bath 2.5
Gross Living Area	2,112 Sq. Ft.	2,100 Sq. Ft.	E	2,140 Sq. Ft.
Basement & Finished Rooms Below Grade	Yes 1	Yes 1	E	Yes 1
Functional Utility	Good	Good	E	Good
Heating/Cooling	GHW/UNITS	GHW/UNITS	E	GFA/CENTRAL
Energy Efficient Items	N/A	N/A	E	N/A
Garage/Carport	Gar Det 2	Gar Att 5	E	Gar Det 2
Porches, Patio, Deck Fireplace(s), etc.	N/A	N/A	E	N/A
Fence, Pool, etc.	N/A	N/A	E	N/A
Other	N/A	N/A	E	N/A
Net Adj. (total)		\$ 0	-	\$ 0
Adjusted Sales Price of Comparable		\$ 599,900		\$ 599,900
				\$ 599,000

THE LISTING COMPS ARE THE MOST SIMILAR TO THE SUBJECT PROPERTY AVAILABLE.

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

	Market Value	Suggested List Price
AS IS	\$ 535,000	\$ 565,000
REPAIRED	\$ 535,000	\$ 565,000

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.)
Attach addendum if additional space is needed.)

THE LISTING COMPS ARE THE MOST SIMILAR TO THE SUBJECT PROPERTY AVAILABLE.

See Addendum

Signature: VALERIE WONICA

Date: 7/8/2009

SUBJECT APPEARS TO BE IN GOOD CONDITION AT THE TIME OF INSPECTION. SUBJECT IS CLOSE TO SCHOOLS, SHOPPING AND TRANSPORTATION. VALUES ARE BASED ON A DRIVE BY INSPECTION ONLY. VALUES ARE SUBJECT TO CHANGE WHEN AN INTERIOR INSPECTION TAKES PLACE. MARKET CONDITIONS HAVE SLOWED DOWN, WITH AN INCREASE OF REOS. HOMES ARE STAYING ON THE MARKET FOR LONGER WITH PRICES DECLINING. MEDIA IS PLAYING A NEGATIVE ROLE, STRESSING THE AMOUNT OF REOS IN THE STATEN ISLAND AREA.



Photos

	TRACKING NUMBER 2315772	FARVV ORDER NO. 4543472
NAME SETTEDUCATO	ADDRESS 111 ALTER AVE	CITY, STATE, ZIP STATEN ISLAND, NY 10304
PHOTOS COMMENT		

Subject Front



Subject House Number



Street Sign





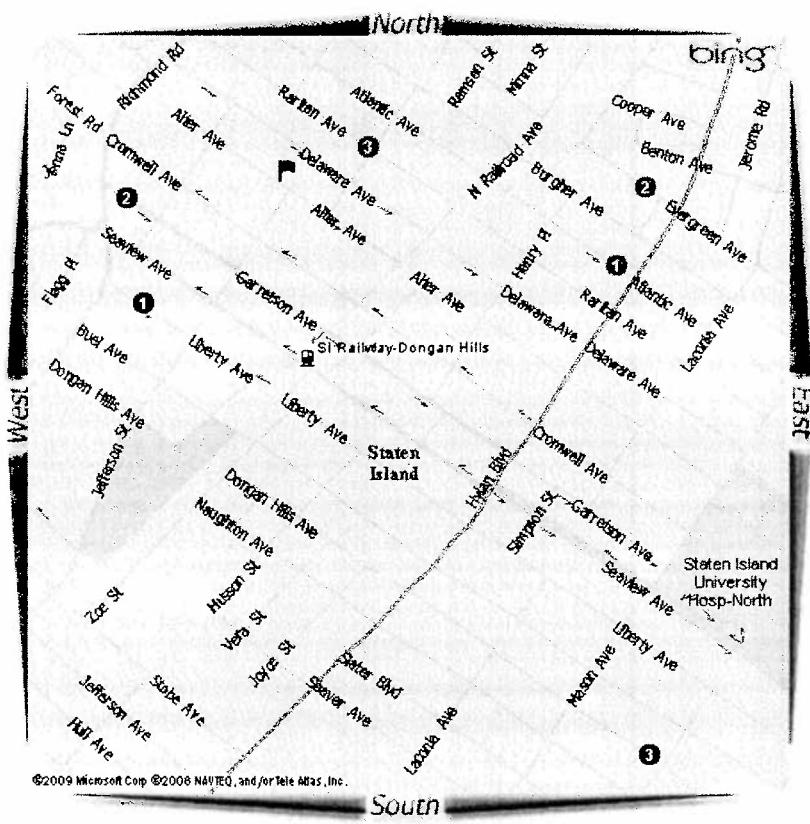
Photos

	TRACKING NUMBER 2315772	FARVV ORDER NO. 4543472
NAME SETTEDUCATO	ADDRESS 111 ALTER AVE	CITY, STATE, ZIP STATEN ISLAND, NY 10304
PHOTOS COMMENT		

Street View



	TRACKING NUMBER 2315772	FARVV ORDER NO. 4543472
NAME SETTEDUCATO	ADDRESS 111 ALTER AVE	CITY, STATE, ZIP STATEN ISLAND, NY 10304



Map Scale: 1 Inch = 0.17 Miles

★ Subject Property

111 ALTER AVE
STATEN ISLAND, NY 10304

① Comp. Listing 1

26 LIBERTY AVE
STATEN ISLAND, NY 10304
Dist From Subject: 0.22 Miles

② Comp. Listing 2

21 GARRETSON AVE
STATEN ISLAND, NY 10304
Dist From Subject: 0.18 Miles

③ Comp. Listing 3

426 DONGAN HILLS AVE
STATEN ISLAND, NY 10305
Dist From Subject: 0.82 Miles

① Closed Sale 1

292 ATLANTIC AVE
STATEN ISLAND, NY 10305
Dist From Subject: 0.42 Miles

② Closed Sale 2

132 EVERGREEN AVE
STATEN ISLAND, NY 10305
Dist From Subject: 0.44 Miles

③ Closed Sale 3

128 RARITAN AVE
STATEN ISLAND, NY 10304
Dist From Subject: 0.11 Miles